

# POINT MOLATE FOCUS



NEWS OF THE NFD POINT MOLATE ENVIRONMENTAL RESTORATION PROGRAMS

ISSUE 16, WINTER 2004

## Richmond Receives Point Molate Property

**O**n September 23, 2003, the city of Richmond received the majority of former Naval Fuel Depot Point Molate property from the Department of the Navy. The property transfer ceremony took place on the former Naval Fuel Depot near

the pier and drew a gathering of about 35 people. The Navy is retaining about 15 percent of the former base to continue environmental cleanup. A master developer was selected by the City in December 2003 to work on redevelopment of the transferred property.



Photo by Don Gosney

### The City Paid its Buck

*Back row, left to right: Isiah Turner, City Manager; Rev. Charles Belcher, Councilmember; Tom Butt, Councilmember; Nat Bates, Councilmember; Kimberly Kesler, Director, Base Realignment and Closure Department; Wayne Arny, Deputy Assistant Secretary of the Navy; Mindell Penn, Vice Mayor; Maria Viramontes, Councilmember*

*Front row, left to right: Bill Carsillo, Navy Real Estate Contracting Officer; Irma Anderson, Mayor*

#### DID YOU KNOW?



You can read more about the Navy's environmental program on the internet! The Navy's Southwest Division Environmental Web Page address is <http://www.efdsw.navfac.navy.mil/environmental/envhome.htm>

## Underground Storage Tank Work Proceeds

As a former naval fuel depot, Point Molate had an extensive fuel system that included 20 large fuel storage tanks, each of which had a

between pipelines or valves. The steel pipelines are generally in good shape with little indication of corrosion or other damage, based on

Environmental characterization of tanks and pipelines was completed in 2002, following extensive field studies and subsequent review of the environmental findings by regulators and the public. As a result of the environmental studies, at Tank B (the 580,000-gallon UST), some cleanup of surrounding soil will be done through excavation of the fuel-impacted soil and removal off site to a licensed disposal facility.

For structural closure, the USTs have undergone a lengthy closure decision process during which numerous stakeholder meetings were held -- involving the Navy, regulatory agencies, reuse authority, and the public -- and structural engineering studies were completed. The resulting decision was to close the tanks in place in a manner such that the integrity of the tanks is maintained and they are safely sealed from public access. Structural integrity tests have shown that the tank roofs, which are at ground

capacity of approximately 2.1 million gallons (50,000 barrels). These tanks were used for storage of diesel fuel, jet fuel, and bunker fuel. Two smaller tanks held 580,000 and 100,800 gallons each of bilge/ballast water (from ships) and sludge.

The underground storage tanks ("USTs") are large structures built of concrete walls, floors, and roofs supported with 52 internal concrete columns. They generally are not considered a source of leaks, but fuel spills and releases ("overfills") did occur in the past. Leaks also are believed to have occurred beneath the tanks from inlet and outlet valves and overfill seepage through seals between the tank wall and roof.

The fuel system also included 38 valve boxes connected by a network of about 9 miles of underground and aboveground pipeline. Leaks occurred at valve boxes, specifically at valves inside these contained structures, or at flanged joints

observations made during pipeline removal projects and investigative trenching.

As part of the continuing base cleanup at Point Molate, the remaining USTs and their associated piping will be officially closed in place. There are two components to the UST work: environmental closure and structural closure, both of which involve several phases. All work is done according to state and local regulatory requirements, and each phase of work must be reviewed and approved by the Regional Water Quality Control Board before proceeding to the next phase. The phases include:

- Preparing a work plan;
- Conducting corrective actions specified in agency-approved documents;
- Preparing post-construction summary reports; and
- Preparing long-term maintenance and monitoring plans.

level, can support adequate weight so as not to pose a safety hazard during future property reuse.

The estimated completion of the tank closure work is the summer of 2005. Look for more information on tank closure progress in future issues of the *Focus*.



US Navy Photo

*View of the top of an underground storage tank with the tank valve box on the right*



US Navy Photo

*Tank valve box seen in previous picture*

## RESTORATION ADVISORY BOARD MEMBER NAGARAJA RAO

**Nagaraja Rao...**

Some people are born and raised in Richmond but for others, the journey that takes them to Richmond is long and arduous. Few have traveled as long and as far as Nagaraja Rao to call Richmond "home".

Even by India's standards, Nagaraja's family was very poor. As a teacher, his father provided as best he could for his six children but some days Nagaraja had to go to bed after a meal consisting only of boiled peanuts. When he left India to travel the world, he had in his pockets only \$7 US.

Nagaraja served as a missionary worker of the Ananda Marga Yoga Society of India ([www.anandamarga.org](http://www.anandamarga.org)). He spread the meditation and health benefits of this yoga to Singapore, Malaysia, Thailand, Indonesia, Hong Kong and the Philippines before coming to the US. He established centers in all of these nations.

After a horrific 8.5 earthquake in Manila in 1967, Nagaraja led relief efforts to save lives and provide sustenance and comfort to the victims. In appreciation for his selfless services and leadership initiative, Nagaraja was given a gold medallion and honored by the United Nations as *"an exemplary citizen of the world and a dedicated friend of humanity."*

Nagaraja earned a diploma in Civil Engineering and went to missionary school for five years. In several nations he was in print, TV and radio. He was also presented with an Honorary Doctorate in Humanities from the International

Academy of Leadership in Hull, England.

Since coming to Richmond, Nagaraja has served as a delegate to four Democratic National Conventions, the Planning Commission, the Police Citizen Academy, and for three of his nine years on the Parks and Recreation Committee he was their Chairman. Nagaraja also served as the President of the Laurel Park Neighborhood Council and is a stalwart representative of Organized Labor (IBEW member, Shop Steward and member of the Contra Costa County Central Labor Council's Executive Board).

Nagaraja retired after more than 25 years with PG&E, but has returned on a temporary basis as an Outage Coordinator.

Nagaraja was one of the original members of the Mayor's Blue Ribbon Advisory Council that developed the Point Molate Reuse Plan and is also one of the original members of the Restoration Advisory Board (RAB).

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**"Anything that helps the community, I am there. I will leave all options open to serve the community."**

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More than anything, Nagaraja wants the community to be able to enjoy the natural beauty of Point Molate. With a Master Developer on hand, he has renewed optimism that the site will be developed so people can work, live and recreate

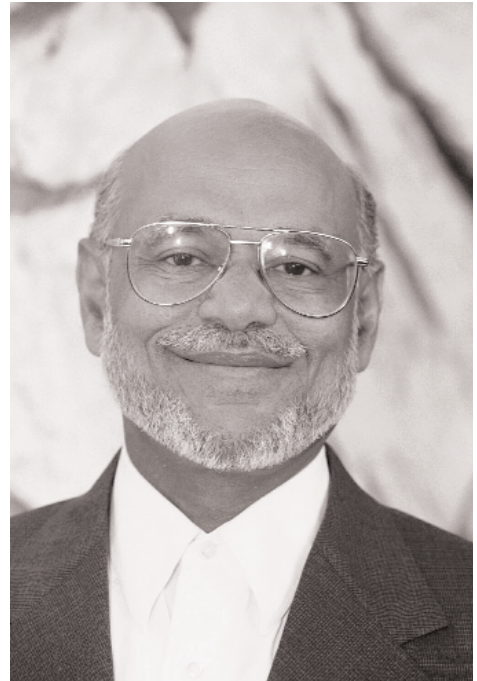


Photo by Don Gosney

all while absorbing the majesty of this jewel by the Bay.

Nagaraja is hopeful that citizen input will still be a part of the development process just as it has with the Navy's environmental remediation efforts. As the transfer of the property from the Navy to the City progresses, Nagaraja is appreciative of the equal partnership between the Navy and this community. Responding to the input from the RAB, the Navy is accomplishing more and making the RAB's input a part of the big picture in general.

Nagaraja understands the delicate balance among the needs of the community, the Navy, the City, the Master Developer, and the neighboring businesses as the work proceeds. He feels that only with the diligence of dedicated community activists can the people of this community reap the true benefits of Point Molate.



### Current RAB Members Winter 2004

**Shirley Butt**  
**Henry Clark**  
**Don Delcollo**  
**Lucretia Edwards**  
**Sarah Eeles**  
**Gaye Eisenlord**  
**Richard Frisbie**  
**Sharon Fuller**  
**Don Gosney**  
**Arnie Kasendorf**  
**Jil Kiernan**  
**Myron King**  
**Kent Kitchingman**  
**Stephen Linsley**  
**Sharon Maves**  
**Margaret Morkowski**  
**Nagaraja Rao**  
**Jean Siri**  
**Eileen Whitty**

## You Are Invited to Attend

The Point Molate Restoration Advisory Board (RAB) provides a forum for community members, the Navy, and state and federal regulatory agencies to discuss cleanup issues and approaches. The RAB currently meets at 7:00 p.m. on the first Wednesday of every other month at 325 Civic Center Plaza, Richmond City Library – Madeline F. Whittlesey Community Room. The meetings are open to the public, and the RAB and the Navy encourage you to attend.



### FOR MORE INFORMATION ABOUT POINT MOLATE

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- Don Gosney  
RAB Community Co-Chair  
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- John Kowalczyk  
Navy Remedial Project Manager  
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Fax: (619) 532-0940  
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### INFORMATION REPOSITORIES

Environmental cleanup site-related documents are available for public review at:

**Richmond Redevelopment Agency**  
 (510) 307-8140  
 1401 Marina Way South  
 Richmond, CA 94804  
 Hours: M-F 8:30 a.m.-5 p.m.

**Richmond Public Library**  
 (510) 620-6561  
 325 Civic Center Plaza  
 Richmond, CA 94804  
 Hours: M-Th 10 a.m.-8 p.m.  
 F & Sat 10 a.m.-5 p.m., Su 1-5 p.m.

## Point Molate Focus

Return requested

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